

Department of Housing and Community Affairs



East County Citizens Advisory Board

December 5, 2018



Montgomery County's Affordable Housing Programs Serve A Variety of Incomes and Needs

Lower Income HH (<50% AMI)

- County & Federal Rental Assistance
- @ 30% of Rental MPDUs
- 10% of HIF-Financed Affordable Units
- Existing Federal Financed Properties
- MPDUs owned by HOC and nonprofits organizations

Moderate Income (50% - 70% AMI)

- For-Sale & Rental MPDUs
- Rental Agreements preserving existing affordable units
- HIF Financing - Creating & Preserving Affordable Units
- HIF Financing - Preserving Expiring MPDUs

Workforce (70% - 120%) & Homeownership

- Rental and For-sale WF units
- Co-funded State & HOC Homeownership & Down Payment Assistance programs
- County SF Rehab Programs
- County Energy Efficiency Program

Homelessness & Special Needs

- Emergency & Crisis Services
- HHS Homeless Prevention
- HIF - Permanent Supportive Housing
- HIF Funding - Special Needs Housing
- 300 MPDUs owned by Nonprofits
- County Group Home Rehab Program

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Programs for Lower Income Households (With Incomes Less Than 50% AMI) - Needing Rental Subsidies or Very Low Rents

- County Rental Assistance (www.montgomerycountymd.gov/rap)
- Federal Rental Assistance (HOC - Housing Choice Vouchers) (www.hocmc.org)
- Survey Shows @ 30% of Rental MPDUs Serve Lower Income Households
- @ 10% of HIF-Financed New Construction Units
- @ 5,000 Units in Existing Federal Financed Properties (Section 8, HUD 202, LIHTC)
- Many of the 1,700 MPDUs Owned By HOC And Nonprofit Organizations



The Bonifant Senior Apartments, Silver Spring



Victory Crossing, in White Oak next to the 3D Police Station




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Workforce (70%-120% AMI) & Homeownership Programs - Serving Middle-Income Families

- Rental and For-Sale Workforce Housing Program units
- County-Funded Down Payment Assistance Program at the State
- HOC Homeownership Programs
- New County Energy Efficiency Program
- Upcoming Single Family Rehabilitation Program




*The Darcy & the Flats of Bethesda
feature for-sale & rental WFHUs*



This is a FREE program through Montgomery County Department of Housing and Community Affairs and administered by Habitat for Humanity Metro Maryland aimed at reducing home energy usage for qualified PEPCO customers.

Services may include the following based on eligibility:

- Attic insulation
- Furnace & A/C upgrades
- Water heater replacement
- LED light bulbs
- Solar Powered attic fan
- Programmable thermostat
- Appliance upgrades



Household Size	Maximum Income
1	\$52,550
2	\$60,050
3	\$67,550
4	\$75,050
5	\$81,100
6	\$87,100

To be eligible, one must:

- Be a current resident of Montgomery County
- Own and occupy the home where services are requested
- Be a PEPCO customer
- Meet household income requirements

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Homelessness & Special Needs Housing Programs

- Emergency & Crisis Services
- HHS Homeless Prevention
- HIF-funded Permanent Supportive Housing
- 300 MPDUs Owned by Nonprofits
- County Group Home Rehab Program
- Housing for Seniors
- Federally financed rental housing for seniors and for persons with special needs



Wheaton Skyline, including the MetroPointe Apartments



Willow Manor at Fairland

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Programs Serving Moderate Income Households (50% - 70% AMI) - Modest Rents and MPDUs - (\$58,600 - \$\$82,000 for a family of four)

- Rental Agreements - Preserving Existing Affordable Units
- Right Of First Refusal
- Low Income Housing Tax Credit and other affordable properties
- HIF Financing - Creating & Preserving Affordable Units
- For-Sale & Rental MPDUs



Burnt Mills Crossing in White Oak



Waterford Tower

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MPDU: Oldest inclusionary zoning program in the country. Mandatory program - required in every new subdivision with more than 20 units. More than 5,500 units in the MPDU program today

- 2,400 rental units in 64 properties
- 1,450 homeownership MPDUs
- 1,720 owned by HOC and nonprofits
- @ 1,200 MPDUs serve very low income households



*For -sale condos, including some MPDU
condos*



For-sale MPDUs

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HOW MPDU RENTS AND PRICES ARE ESTABLISHED

For a newly constructed property, the initial rent is based on 65% AMI for garden apartments, and 70% AMI for high-rises. Each year, MPDU rents can only increase by the amount of the Voluntary Rent Guidelines

MPDU Maximum Rents for New Developments*:

Bedroom Size	Garden Apartments (rounded)	High Rise Apartments (rounded)
0	\$1,115	\$1,200
1	\$1,195	\$1,285
1+den	\$1,275	\$1,365
2	\$1,430	\$1,545
2+den or 2+2nd bath	\$1,510	\$1,625
3	\$1,655	\$1,780

*if the tenant pays for utilities. If the landlord pays for utilities, please contact DHCA.

Household Size	Maximum Income	
	Garden Apartments	High-Rise Apartments
1	\$53,500	\$57,500
2	\$61,000	\$65,500
3	\$68,500	\$74,000
4	\$76,000	\$82,000
5	\$82,500	\$88,500

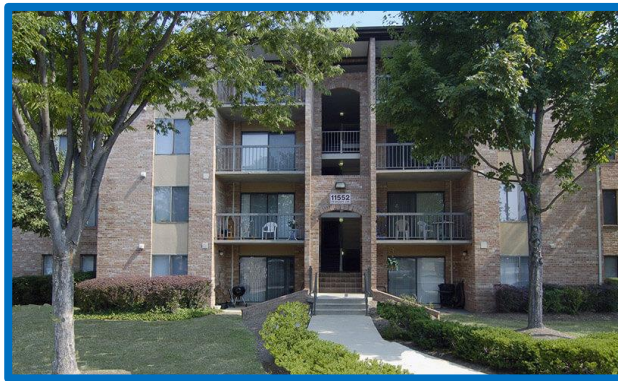
New MPDU townhouses range in price from \$150,000 to \$200,000, depending on size & features

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HIF: Montgomery Housing Initiative Fund, a local housing trust fund that makes loans for affordable housing developments - One of the largest and most active in the country

Current HIF projects in this area: Include:

- Preservation of some affordable rents at the Waterford Tower apartments, through the Right of First Refusal
- Construction of 121 units for seniors at Willow Manor at Fairland
- Rental Agreements and preservation of affordable units at Woodvale Apartments
- Agreements to preserve project-based section 8 units in the White Oak area



*Rental Property with project based
Section 8 units*

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Montgomery Energy Efficiency Program

The Montgomery County Energy Efficiency Program (MCEEP) is FREE program through the Montgomery County Department of Housing and Community Affairs and administered by Habitat Metro Maryland aimed at reducing home energy usage for qualified PEPCO (and soon - Washington Gas) customers

Potential Services: Various home energy efficiency upgrades, including...

- Attic insulation
- Heating & Cooling Upgrades
- Water Heater Replacement
- LED Light Bulbs, Programmable Thermostat
- Solar Powered Attic Fan
- Chimney sealing
- Upgrades to major home appliances

Program Serves:

- Owner-occupied properties
- Households with incomes below:

HH size	Max HH Income
1	\$52,550.00
2	\$60,050.00
3	\$67,550.00
4	\$75,050.00

For further information, go to: <http://habitatmm.org/montgomery-county-energy-efficiency-program/>

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For Further Information, Please Contact

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